DELEGATED DECISION REPORT

NMA/2019/0012 **Valid 03/06/2019**	**26 BIRCH LEA BELMONT ROAD** **IPSTONES**	**NON-MATERIAL AMENDED TO SMD/2019/0210 FOR SINGLE STOREY EXTENSION IN BRICK IBSTOCK BIRTLEY (TO MATCH FRONT PORCH) FINISHED WITH SANTUFT 20/20 CLAY (PATTERN) PANTILE COLOUR TO MATCH MAIN ROOF** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES
There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

The local planning authority must have regard to the effect of the change.

DESCRIPTION OF SITE
The existing dwelling is a rendered property and it has a plain clay tile roof. However, on the front elevation there is a small porch built and faced in brick and on the side there is a lean to conservatory.

PROPOSAL
The planning permission has been granted to replace the conservatory on the side of the dwelling with a lean to extension. However, the mono pitch, lean to roof would actually be too shallow to take a plain clay tile and the applicant wishes to use a sandtoff 20/20 instead which is a concrete with a split in the middle to replicate the dimension of a plain tile. They also wish to use a facing a brick to match the porch rather than render it to match the rest of the dwelling.

Publicity
As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply.

OFFICER COMMENTS
Most of the roof slope and elevation of the side extension would face and be concealed by the side boundary of the curtilage and the adjacent neighbour. Where from the front the narrow front elevation of the side extension would be visible, it will not feature as a prominent part of the dwelling and the visible brick would replicate that of the porch adding, if anything, detail and contrast.

Overall the effect of the changes would not be material in terms of the extension's or as a whole the dwelling's appearance.

CONCLUSION / PLANNING BALANCE
The proposal is to make a non material change to the planning permission.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 25/06/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council